



MASSACHUSETTS HOUSING PRODUCTION GOAL REPORT: 2012 (Baseline) August 2013

Summary

In November 2012, Governor Patrick announced a Statewide Housing Production Goal of 10,000 multi-family housing units per year through 2020. This goal includes the production of new affordable and market-rate housing units. In order to measure progress towards the goal in a clear and transparent way, the Administration released a Guide to the Massachusetts Housing Production Goal in June 2013. The Guide stated that annual reports would be issued related to housing starts in the prior calendar year, starting with a 2012 report establishing baseline numbers using the same methodology as will be followed in subsequent years.

The number of multi-family building permits issued in 2012 was 5,479. The percentage of multi-family permits issued was 51%.

Approximately 82% of multi-family permits were issued by 20 communities.

Notable housing starts in 2012 included build-outs of Chapter 40R/smart growth districts, as well as examples of the trend toward building multi-family housing in mixed-use districts near transit and employment.

Methodology Used

For purposes of the goal, multi-family housing is defined as all housing other than a single, detached, home. The homes can be for rent or for sale. They can be deed-restricted affordable housing or market rate. New housing includes substantial rehabilitation that creates new units, such as conversion of a mill to housing.

As set forth in the Guide, the Commonwealth used the following approach to count building permits issued during 2012:

1. Annual building permit data was obtained from the U.S. Census Annual Building Permit Survey for each municipality.
2. The Department of Housing and Community Development (DHCD) asked the reporting municipalities either to accept the Annual Survey numbers or certify different building permit numbers. This step is necessary because

there are at least two significant ways that the Survey does not accurately count multi-family housing units as we define them: the US Census does not count conversion of commercial buildings to residential, and counts single family attached, such as townhomes, as single family housing.

The Commonwealth in this report is announcing the prior calendar year's multi-family building permit numbers for the state as a whole and for each community.

Statewide Building Permit Numbers by Category

Yellow highlight indicates multi-family housing categories

Number of Units per structure	Total: Multi-family + Single Detached Units	Five or More Units	Three and Four Units	Two Family	Single Attached	Total Multi-family Units	Single Detached
Number of Units	10,681	4,546	317	357	248	5,479	5,212
Percentage of Multi-family Units:	51%						

Multi-Family Building Permit Numbers by Community

Attached is a spreadsheet that contains the building permit count for each municipality in the Commonwealth, arranged in alphabetical order. Below is a chart that shows the 20 municipalities with the highest number of multi-family building permits issued in calendar year 2012.

Area Name	Multi-family
Boston	1,736
Natick town	524
Cambridge	359
Somerville	234
Lynnfield town	180
Reading town	160

Wakefield town	133
Seekonk town	120
Lowell	117
Beverly	106
Danvers town	106
Easton town	105
Braintree Town	86
Holden town	84
Arlington town	82
Lakeville town	76
Hopkinton town	74
Melrose	71
Dedham town	68
Yarmouth town	65
Total	4,486

Notable Housing Starts

In four communities, Chapter 40R/smart growth developments were responsible for the multi-family construction starts. All of the multi-family units begun in Lynnfield (180), Reading (160), Lakeville (76) , and Lunenburg (33) were in their respective smart growth districts.

Below are brief profiles of five multi-family housing starts in 2012 that represent the trend towards developing homes in mixed-use districts near transit and employment.

1. **225 Centre Street, Boston.** The Community Builders and Mitchell Properties started construction on 103 units immediately adjacent to a subway stop in the Jamaica Plain/Roxbury neighborhood. The building will include 35 affordable units and 68 market rate units, as well as 16,000 square feet of retail/office space. This building is

part of an ambitious project (“Jackson Square”) that has received substantial infrastructure and affordable housing support from the Commonwealth.



2. **Ames Shovel, Easton.** Beacon Communities started work on the historic rehabilitation of the Ames Shovel complex--seven of the existing buildings will be converted into 113 apartment homes and one building is being converted into civic use by the Town. The development consists of 30 affordable units and 79 market rate units, as well as a small building for civic use and a waste water treatment facility. The waste water treatment facility is being built by the Town, and will serve the site and surrounding areas. and. The site is near Easton’s town center and also near a proposed commuter rail station.



Credit: John Horner Photography

3. **Assembly Row, Somerville.** Lead developer Federal Realty started construction on a building that will include a theater and retail and Avalon Bay started construction of 195 units of rental housing, kicking off redevelopment of a former commercial site on the Mystic River to be known as Assembly Row. The first residential phase will include 54 affordable units and 396 market rate units in two buildings (the second received its permit in 2013) that will include restaurants and retail. The homes will be immediately

adjacent to the new Orange Line station now under construction, as well as to the retail spaces completed in Phase I and to come. The total development will include 2,100 residential units and over 2 million square feet of commercial space. Over \$100 million in public infrastructure investment has triggered this substantial private development.



4. **MarketStreet, Lynnfield.** National Development and WS Development started construction on 180 units which are part of Lynnfield's Chapter 40R/smart growth district. Arborpoint at MarketStreet is a rental housing development, with 135 market-rate and 45 affordable units. MarketStreet's initial phase will also include a "lifestyle" shopping center, 15,000 square feet of office space, recreation uses, and village green.



Residential Bldg. 1000, which is scheduled to be complete by September 1, 2013

5. **Tri-Town, Phase II, Lunenburg.** Great Bridge Properties started work on 33 affordable units on the site of a former drive-in movie theatre. This project is part of Lunenburg's Chapter 40R/smart growth "Tri-Town" District, with a planned build-out of 204 units, and has received affordable housing support from the Commonwealth. Phase I, with 66 units, was completed in 2010. The site is walkable to a local bus line that serves Fitchburg, Leominster and Lunenburg.



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Building Permit Numbers by Community—All communities in alpha order

NOTES:

1. "N/A" means the municipality provided no report to the US Census and no report to Massachusetts.
2. Column G--"Multi-Family" is not on the US Census or Massachusetts reporting forms but is a total of Columns C,D,E and F. The total number of units in all categories is Column B, which is a sum of Columns G and H.
3. Yellow highlighted rows identify municipalities that submitted a Massachusetts report. In a few cases, a Municipality submitted a Massachusetts report that was not different from the report it submitted to the US Census. Those municipalities are not highlighted in the table above.

2012 Building Permits	Reported only						
Annual New Privately-Owned Residential Building Permits							
A	B	C	D	E	F	G	H
Area Name	Total: Multi-family + Single Detached	Five or More	Three and Four	Two Family	Single Attached	Multi-family	Single Detached
Abington town	12	0	0	0		0	12
Acton town	61	0	0	4		4	57
Acushnet town	10	0	0	0		0	10
Adams town	5	0	0	0		0	5
Agawam Town	16	0	0	0		0	16
Alford town	1	0	0	0		0	1
Amesbury Town	23	0	0	0		0	23
Amherst town	48	39	0	0		39	9
Andover town	56	0	0	0		0	56
Aquinnah town	N/A	N/A	N/A	N/A		N/A	N/A
Arlington town	86	80	0	2		82	4
Ashburnham town	6	0	0	0		0	6
Ashby town	2	0	0	0		0	2
Ashfield town	2	0	0	0		0	2
Ashland town	25	0	4	0		4	21
Athol town	0	0	0	0		0	0
Attleboro	54	0	0	0	19	19	35
Auburn town	1	0	0	0		0	1
Avon town	8	0	0	0		0	8
Ayer town	42	0	0	4		4	38
Barnstable Town	29	0	0	0		0	29
Barre town	6	0	0	0		0	6
Becket town	9	0	0	0		0	9
Bedford town	55	0	0	0		0	55

Belchertown town	16	0	0	0		0	16
Bellingham town	25	0	3	0		3	22
Belmont town	27	0	0	0		0	27
Berkley town	5	0	0	0		0	5
Berlin town	16	0	0	0		0	16
Bernardston town	3	0	0	0		0	3
Beverly	118	106	0	0		106	12
Billerica town	87	0	12	0		12	75
Blackstone town	15	0	0	0		0	15
Blandford town	2	0	0	0		0	2
Bolton town	19	0	0	0		0	19
Boston	1776	1571	83	82		1736	40
Bourne town	35	0	0	12		12	23
Boxborough town	2	0	0	0	2	2	0
Boxford town	4	0	0	0		0	4
Boylston town	14	0	0	0		0	14
Braintree Town	104	86	0	0		86	18
Brewster town	28	0	0	0		0	28
Bridgewater town	N/A	N/A	N/A	N/A		N/A	N/A
Brimfield town	9	0	0	0		0	9
Brockton	32	0	0	2		2	30
Brookfield town	0	0	0	0		0	0
Brookline town	61	47	0	0		47	14
Buckland town	1	0	0	0		0	1
Burlington town	43	0	0	0		0	43
Cambridge	392	359	0	0		359	33
Canton town	23	0	4	2		6	17
Carlisle town	8	0	0	0		0	8
Carver town	9	0	0	0		0	9
Charlemont town	0	0	0	0		0	0
Charlton town	13	0	0	0		0	13
Chatham town	40	0	0	2		2	38
Chelmsford town	18	0	0	0		0	18
Chelsea	0	0	0	0		0	0
Cheshire town	2	0	0	0		0	2
Chester town	N/A	N/A	N/A	N/A		N/A	N/A
Chesterfield town	5	0	0	0		0	5
Chicopee	34	0	0	6		6	28
Chilmark town	N/A	N/A	N/A	N/A		N/A	N/A
Clarksburg town	2	0	0	0		0	2
Clinton town	16	0	0	0		0	16

Cohasset town	17	0	0	0		0	17
Colrain town	0	0	0	0		0	6
Concord town	29	0	0	0		0	29
Conway town	2	0	0	0		0	2
Cummington town	2	0	0	0		0	2
Dalton town	3	0	0	0	0	0	3
Danvers town	106	90	0	3	13	106	0
Dartmouth town	68	30	4	2		36	32
Dedham town	81	66	0	2		68	13
Deerfield town	2	0	0	0		0	2
Dennis town	26	0	0	0		0	26
Dighton town	24	0	0	0		0	24
Douglas town	17	0	0	0		0	17
Dover town	12	0	0	0		0	12
Dracut town	44	0	0	0		0	44
Dudley town	7	0	0	0		0	7
Dunstable town	N/A	N/A	N/A	N/A		N/A	N/A
Duxbury town	32	0	0	0		0	32
East Bridgewater town	33	0	0	0		0	33
East Brookfield town	N/A	N/A	N/A	N/A		N/A	N/A
East Longmeadow town	40	0	0	0		0	40
Eastham town	21	0	0	0		0	21
Easthampton Town	7	0	0	0		0	7
Easton town	146	100	3	2		105	41
Edgartown town	29	0	0	0		0	29
Egremont town	2	0	0	0		0	2
Erving town	1	0	0	0		0	1
Essex town	4	0	0	0		0	4
Everett	14	0	0	8		8	6
Fairhaven town	13	0	0	0		0	13
Fall River	46	0	0	2		2	44
Falmouth town	N/A	N/A	N/A	N/A		N/A	N/A
Fitchburg	7	0	0	0		0	7
Florida town	0	0	0	0		0	0
Foxborough town	38	0	0	0		0	38
Framingham town	19	0	0	4		4	15
Franklin Town	46	7	0	5		12	34
Freetown town	N/A	N/A	N/A	N/A		N/A	N/A
Gardner	N/A	N/A	N/A	N/A		N/A	N/A
Georgetown town	1	0	0	0		0	1
Gill town	0	0	0	0		0	0

Gloucester	41	0	0	6		6	35
Goshen town	N/A	N/A	N/A	N/A		N/A	N/A
Gosnold town	N/A	N/A	N/A	N/A		N/A	N/A
Grafton town	39	0	0	0	3	3	36
Granby town	9	0	0	0		0	9
Granville town	1	0	0	0		0	1
Great Barrington town	3	0	0	0		0	3
Greenfield Town	13	0	0	0	8	8	5
Groton town	26	0	0	1		1	25
Groveland town	5	0	0	0	5	5	0
Hadley town	4	0	4	0		4	0
Halifax town	14	0	0	0		0	14
Hamilton town	3	0	0	0		0	3
Hampden town	2	0	0	0		0	2
Hancock town	N/A	N/A	N/A	N/A		N/A	N/A
Hanover town	17	0	0	0		0	17
Hanson town	22	0	4	0	18	22	4
Hardwick town	1	0	0	0		0	1
Harvard town	0	0	0	0		0	0
Harwich town	40	0	0	0		0	40
Hatfield town	10	0	0	0		0	10
Haverhill	42	0	0	12		12	30
Hawley town	1	0	0	0		0	1
Heath town	1	0	0	0		0	1
Hingham town	76	15	11	0		26	50
Hinsdale town	N/A	N/A	N/A	N/A		N/A	N/A
Holbrook town	3	0	0	0		0	3
Holden town	132	84	0	0		84	48
Holland town	1	0	0	0		0	1
Holliston town	30	0	0	0	11	11	19
Holyoke	11	0	0	0		0	11
Hopedale town	1	0	0	0		0	1
Hopkinton town	110	60	12	2		74	36
Hubbardston town	9	0	0	0		0	9
Hudson town	N/A	N/A	N/A	N/A		N/A	N/A
Hull town	N/A	N/A	N/A	N/A		N/A	N/A
Huntington town	N/A	N/A	N/A	N/A		N/A	N/A
Ipswich town	7	0	0	0		0	7
Kingston town	35	0	0	0		0	35
Lakeville town	98	76	0	0		76	22
Lancaster town	40	0	0	0		0	40

Lanesborough town	8	0	0	0		0	8
Lawrence	22	0	0	14		14	8
Lee town	2	0	0	0		0	2
Leicester town	14	0	0	0		0	14
Lenox town	N/A	N/A	N/A	N/A		N/A	N/A
Leominster	35	0	0	0		0	35
Leverett town	3	0	0	2		2	1
Lexington town	97	0	0	0	1	1	96
Leyden town	1	0	0	0		0	1
Lincoln town	8	0	0	0		0	8
Littleton town	31	0	0	0		0	31
Longmeadow town	5	0	0	0		0	5
Lowell	128	109	0	8		117	11
Ludlow town	33	0	0	0		0	33
Lunenburg town	50	33	6	2		41	9
Lynn	26	0	0	4		4	22
Lynnfield town	196	180	0	0		180	16
Malden	N/A	N/A	N/A	N/A		N/A	N/A
Manchester-by-the-Sea town	6	0	0	0		0	6
Mansfield town	38	12	0	6		18	20
Marblehead town	16	0	0	0		0	16
Marion town	5	0	0	0		0	5
Marlborough	23	0	0	0	8	8	15
Marshfield town	5	0	0	0		0	5
Mashpee town	71	5	31	10		46	25
Mattapoissett town	22	0	0	0		0	22
Maynard town	12	0	0	0		0	12
Medfield town	16	0	0	0		0	16
Medford	7	0	0	0		0	7
Medway town	7	0	0	0		0	7
Melrose	80	71	0	0		71	9
Mendon town	6	0	0	0		0	6
Merrimac town	9	0	0	0	3	3	6
Methuen Town	113	9	0	6		15	98
Middleborough town	33	0	0	0	2	2	31
Middlefield town	N/A	N/A	N/A	N/A		N/A	N/A
Middleton town	44	0	0	0	14	14	30
Milford town	37	0	0	0	18	18	19
Millbury town	32	0	25	0		25	7
Millis town	5	0	0	0		0	5
Millville town	N/A	N/A	N/A	N/A		N/A	N/A

Milton town	5	0	0	0		0	5
Monroe town	0	0	0	0		0	0
Monson town	16	0	0	0		0	16
Montague town	5	0	0	0	2	2	3
Monterey town	N/A	N/A	N/A	N/A		N/A	N/A
Montgomery town	1	0	0	0		0	1
Mount Washington town	N/A	N/A	N/A	N/A		N/A	N/A
Nahant town	0	0	0	0		0	0
Nantucket town	58	0	0	0		0	58
Natick town	548	515	3	6		524	24
Needham town	73	0	0	0		0	73
New Ashford town	0	0	0	0		0	0
New Bedford	21	0	0	0		0	21
New Braintree town	1	0	0	0		0	1
New Marlborough town	4	0	0	0		0	4
New Salem town	N/A	N/A	N/A	N/A		N/A	N/A
Newbury town	18	0	0	0	4	4	14
Newburyport	28	0	0	2		2	26
Newton	74	0	3	20		23	51
Norfolk town	42	0	0	0	20	20	22
North Adams	2	0	0	0		0	2
North Andover town	54	0	0	0		0	54
North Attleborough town	15	0	0	0		0	15
North Brookfield town	N/A	N/A	N/A	N/A		N/A	N/A
North Reading town	17	0	0	0		0	17
Northampton	26	0	0	0		0	26
Northborough town	37	0	0	0		0	37
Northbridge town	27	0	0	0		0	27
Northfield town	3	0	0	0		0	3
Norton town	17	0	0	0		0	17
Norwell town	22	0	0	0		0	22
Norwood town	17	12	0	0		12	5
Oak Bluffs town	16	0	0	0		0	16
Oakham town	1	0	0	0		0	1
Orange town	N/A	N/A	N/A	N/A		N/A	N/A
Orleans town	19	0	0	0		0	19
Otis town	3	0	0	0		0	3
Oxford town	7	0	3	0		3	4
Palmer Town	N/A	N/A	N/A	N/A		N/A	N/A
Paxton town	0	0	0	0		0	0
Peabody	15	0	0	0		0	15

Pelham town	0	0	0	0		0	0
Pembroke town	28	0	0	0		0	28
Pepperell town	13	0	0	0		0	13
Peru town	0	0	0	0		0	0
Petersham town	0	0	0	0		0	0
Phillipston town	1	0	0	0		0	1
Pittsfield	10	0	0	0		0	10
Plainfield town	2	0	0	0		0	2
Plainville town	N/A	N/A	N/A	N/A		N/A	N/A
Plymouth town	185	0	0	0		0	185
Plympton town	3	0	0	0		0	3
Princeton town	0	0	0	0		0	0
Provincetown town	2	0	0	0	1	1	1
Quincy	N/A	N/A	N/A	N/A		N/A	N/A
Randolph town	25	0	0	0		0	25
Raynham town	29	6	0	0	8	14	15
Reading town	183	144	4	0	12	160	23
Rehoboth town	33	0	0	0		0	33
Revere	20	0	0	10		10	10
Richmond town	0	0	0	0		0	0
Rochester town	14	0	0	0		0	14
Rockland town	13	0	3	4		7	6
Rockport town	9	0	0	0		0	9
Rowe town	0	0	0	0		0	0
Rowley town	10	0	0	0		0	10
Royalston town	1	0	0	0		0	1
Russell town	N/A	N/A	N/A	N/A		N/A	N/A
Rutland town	24	0	0	2		2	22
Salem	16	0	0	0		0	16
Salisbury town	17	0	3	0		3	14
Sandisfield town	0	0	0	0		0	0
Sandwich town	29	0	0	0		0	29
Saugus town	N/A	N/A	N/A	N/A		N/A	N/A
Savoy town	1	0	0	0		0	1
Scituate town	30	0	0	0		0	30
Seekonk town	148	120	0	0		120	28
Sharon town	32	0	0	0		0	32
Sheffield town	4	0	0	0	1	1	3
Shelburne town	1	0	0	0		0	1
Sherborn town	5	0	0	0		0	5
Shirley town	10	0	4	0		4	6

Shrewsbury town	70	0	0	4		4	66
Shutesbury town	2	0	0	0		0	2
Somerset town	0	0	0	0		0	0
Somerville	235	222	12	0	0	234	1
South Hadley town	21	0	0	8		8	13
Southampton town	26	0	0	0		0	26
Southborough town	6	0	0	0		0	6
Southbridge Town	0	0	0	0		0	0
Southwick town	3	0	0	0		0	3
Spencer town	6	0	0	0		0	6
Springfield	55	0	0	2		2	53
Sterling town	7	0	0	0		0	7
Stockbridge town	5	0	0	0		0	5
Stoneham town	14	0	0	0		0	14
Stoughton town	42	16	0	0		16	26
Stow town	11	0	0	0		0	11
Sturbridge town	14	0	0	0		0	14
Sudbury town	48	0	0	18	17	35	13
Sunderland town	4	0	0	0		0	4
Sutton town	18	0	0	0		0	18
Swampscott town	N/A	N/A	N/A	N/A		N/A	N/A
Swansea town	29	0	0	0		0	29
Taunton	56	0	3	4		7	49
Templeton town	16	0	0	0		0	16
Tewksbury town	42	6	3	0		9	33
Tisbury town	13	0	0	2	2	4	9
Tolland town	N/A	N/A	N/A	N/A		N/A	N/A
Topsfield town	27	0	0	0		0	27
Townsend town	8	0	0	0		0	8
Truro town	29	0	0	0		0	29
Tyngsborough town	11	0	0	0		0	11
Tyringham town	2	0	0	0		0	2
Upton town	7	0	0	0		0	7
Uxbridge town	30	0	0	0		0	30
Wakefield town	162	128	3	2		133	29
Wales town	N/A	N/A	N/A	N/A		N/A	N/A
Walpole town	34	0	0	0		0	34
Waltham	31	12	0	2		14	17
Ware town	2	0	0	0		0	2
Wareham town	24	0	0	0		0	24
Warren town	4	0	0	0		0	4

Warwick town	N/A	N/A	N/A	N/A		N/A	N/A
Washington town	2	0	0	0		0	2
Watertown Town	14	0	0	12		12	2
Wayland town	54	9	21	4		34	20
Webster town	9	0	0	0		0	9
Wellesley town	69	0	0	0		0	69
Wellfleet town	25	0	8	0		8	17
Wendell town	N/A	N/A	N/A	N/A		N/A	N/A
Wenham town	11	0	0	0	8	8	3
West Boylston town	13	0	3	8		11	2
West Bridgewater town	17	0	0	0		0	17
West Brookfield town	8	0	0	0		0	8
West Newbury town	16	0	0	0		0	16
West Springfield Town	30	0	0	10		10	20
West Stockbridge town	2	0	0	0		0	2
West Tisbury town	22	0	0	0		0	22
Westborough town	94	20	32	12		64	30
Westfield	19	0	0	2		2	17
Westford town	112	0	0	0	39	39	73
Westhampton town	2	0	0	0		0	2
Westminster town	22	0	0	0		0	22
Weston town	29	0	0	0		0	29
Westport town	N/A	N/A	N/A	N/A		N/A	N/A
Westwood town	N/A	N/A	N/A	N/A		N/A	N/A
Weymouth Town	15	12	3	0		15	0
Whately town	3	0	0	0		0	3
Whitman town	N/A	N/A	N/A	N/A		N/A	N/A
Wilbraham town	24	0	0	0		0	24
Williamsburg town	1	0	0	0		0	1
Williamstown town	N/A	N/A	N/A	N/A		N/A	N/A
Wilmington town	30	0	0	0		0	30
Winchendon town	5	0	0	0		0	5
Winchester town	2	0	0	0		0	2
Windsor town	N/A	N/A	N/A	N/A		N/A	N/A
Winthrop Town	4	0	0	0		0	4
Woburn	36	0	0	0		0	36
Worcester	81	24	0	6	20	50	31
Worthington town	N/A	N/A	N/A	N/A		N/A	N/A
Wrentham town	31	0	0	0		0	31
Yarmouth town	82	65	0	0		65	17
TOTALS	10,681	4,546	317	357	248	5,479	5,212